

## \$709,900 - 1103 117 Street, Edmonton

MLS® #E4455958

**\$709,900**

5 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Welcome to this charming 2,167 sq ft home in the sought-after community of Twin Brooks! The main floor features separate family and living areas, formal dining, a home office, laundry, and a beautifully renovated kitchen with exotic Patagonia granite, high-end stainless steel appliances, and gas cooktop. The kitchen opens to a bright living room with gas fireplace. Upstairs offers 3 bedrooms, including a spacious primary with a lavish 5-piece ensuite. The fully finished basement includes a large rec room (plumbed for wet bar), 2 more bedrooms, and a 4-piece bath. Recent upgrades include a new furnace and hot water tank (2021) and central A/C (2022). Step outside to a show-stopping, pie-shaped backyard featuring a 2-tier deck, greenhouse, shed, fruit trees (apple, saskatoons), and gorgeous perennials like lilacs and peonies. This home combines style, space, and a truly exceptional outdoor retreat. You'll fall in love the moment you arrive. Welcome home!

Built in 1997

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455958  |
| Price     | \$709,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1103 117 Street |
| Area        | Edmonton        |
| Subdivision | Twin Brooks     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 7C3         |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Tub, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Glass Door                                                                                                                                             |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 16             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 12:02pm MDT